



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2012-01074

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 071892

Environmental Assessment No. 201200124

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Roman Catholic Archdiocese / Mike Furniss (CRC Enterprises)

**MAP/EXHIBIT
DATE:**

1-21-14

**SCM REPORT
DATE:**

2-20-14

SCM DATE:

2-27-14

PROJECT OVERVIEW

To create seven single-family lots, two church facility lots and one open space lot. The site is currently vacant and does not contain any oak trees.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☒

2nd Revision: ☐

Additional Revisions (requires a fee): ☐

LOCATION

At the intersection of Crown Valley Road and Sourdough Road, Acton

ACCESS

Crown Valley Road

ASSESSORS PARCEL NUMBER(S)

3217-020-002

SITE AREA

29.6 gross (17.84 net) acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide Plan (AVAP)

ZONED DISTRICT

Soledad

SUP DISTRICT

5th

LAND USE DESIGNATION

N1 (Non-Urban 1 . Up to 0.5 DU/ac)

ZONE

A-1-10000 (Light Agricultural . 10,000 Square Foot Minimum Required Net Lot Area)

**PROPOSED UNITS
(DU/AC)**

7

**MAX DENSITY/UNITS
(DU/AC)**

14 DU per AVAP and Acton
CSD

COMMUNITY STANDARDS DISTRICT

Acton

ENVIRONMENTAL DETERMINATION (CEQA)

Pending staff review and determination. Mitigation measures may be required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold/Cleared	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Hold/Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold/Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold/Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold/Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit A+Revision Required: ☒

Revised Application Required: ☒

Reschedule for Subdivision Committee Meeting: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Other Holds (see below): ☐

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

1. Clarify if the indicated gross acreage of 29.6 includes the area to the centerline of Crown Valley Rd. The assessor map indicates 28.7 acres.
2. Clarify whether a 10qr or 20qr dedication along Crown Valley Rd. is required.
3. Indicate and depict the standard cross section for the proposed interior local street (A+Street). Use of the alternate section is not authorized.
4. Depict the sidewalk location and paving and the planting strip location in the cross section and on the plan view of the proposed street.
5. Remove the Acton CSD boxes from the tentative map.
6. In the Notes section, describe the specific land uses for each of the church facility lots.
7. Clarify if the listed net acreage excludes the highway dedication, trail dedication, and private and future street area.
8. Depict the new location of the westerly property line after the highway dedication.
9. Suggest renaming A+Street as Sourdough Road.

Other:

10. Remove all the church facility detail from the CSD Exhibit. This can be shown on the Exhibit A+ as part of the CUP application (see below).
11. A CUP is needed for a church in the A-1 zone. Please revise the Land Division application to include the CUP and submit the required CUP fee and materials.
12. You may select the option to remove the church from the subdivision application altogether and move forward with the church CUP at a later stage after the map has been recorded.
13. Church facility will be subject to all applicable Acton CSD standards.
14. Provide a status on contact with the Acton Town Council related to the proposed development.
15. Project subject to rural outdoor lighting standards.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.